



WE ARE BURY FOLK and rising to a challenge is what we do best!

Important Key Facts based on the April 2018 housing requirement as a starting point and how they should protect our greenbelt.

1. The 2016 official ONS population forecast figures revised down population forecasts by 43% against the NPPF 2014 figures and were discounted by central government as unreliable? ***The 2018 provisional figures recently released reduced the 2016 by a further 13%! Using the latest data available will prevent building on the greenbelt and sets the true housing need for Bury at 5702 homes until 2037!***
2. Brownfield sites identified equate to 4700 new dwellings but some of this has been recently utilised (December 2017). ***4365 as of July 2018 revision.***
3. The SHLAA identifies 1765 new dwellings are already under construction or have extant planning permission (April 2018).
4. Since April 2018 1065 more houses have been given the green light making the total houses in the pipeline 2830. Plus 50 Brandlesholme. (3000 March 2020)
5. Local housing need numbers between the GMSF and 2014 ONS data differ in order to enable more building. ***1.33 vs 1.57 doesn't sound much but it equates to 15% more which is 1425 houses.***
6. Housing occupancy rates should be used to calculate how many houses we require, currently in Bury the average occupancy rate is 2.35 persons per home against 2.4 national averages. ***Using this would mean 5733 new homes needed not 9500 with 2000 offset to other areas even using 2014 ONS population forecasts.***
7. Average house completion rate has been 378 per annum for the last 20 years (311 over the last 10) and the ***new GMSF proposes 633 per annum over a 15 year plan.***
8. The GMSF is a 19 year plan 4 years to implement and 15 year period in length.
9. No windfall allowance for large sites has been included in either the GMSF or Bury's local plan as they believe it is too difficult to predict. However they did include a tiny small site allowance for 20 houses per annum using historical trend data which could be used to figure out a large windfall allowance. In the last 10 years 1252 houses have been built on large windfall sites larger than 1 hectare. ***An allowance of 125 per annum should be included in a local plan equating to 1875 units coming forward over a 15 year plan.***
10. Population in Bury has increased by 770 people per annum over the last 20 years probably in line with the 300 new homes becoming available each year.
11. Nothing from the government is mandatory and anything can be used to design a local housing plan as long as it is fully evidenced and withstands government inspection.
12. There are currently 1111 vacant homes (longer than 6 months) in Bury and bringing them back into service would reward the council with exactly the same incentive bonus payments from the government.



13. Recent news articles have demonstrated that the housing market is stalling and population growth has now stalled in the UK and will reverse by the end of this century.

14. Housing need should not trump greenbelt protection and the NPPF has been revised to protect greenbelt even further, only exceptional circumstances will allow building.

15. Economic shock of **BREXIT and coronavirus** on employment sectors and housing need require renewed assessment.

16. Local councils have been changing greenbelt boundaries in local plans to make the percentage loss of greenbelt look more attractive. They have classified cemeteries, a landfill site, sewage works and motorway verges as greenbelt but it is an unusable space. Bury council quoted a net loss of 8% of our greenbelt but the true figure is 13%.

17. Housing developers normally win appeals against a council over speculative developments on the greenbelt due to a local council not being able to demonstrate a 5 year supply of land for housing. ***Bury can trump this with ease as they now have 3000 houses with extant planning permission in the pipeline which equates to a 10 year supply of houses.***

18. 2700 empty properties identified in the latest HN&DA (***1100 empty for longer than 6 months***)

19. To conclude the ***GMSF intends to build at twice the rate*** required and we do not have the population growth in Bury to fill them. Mass immigration from other areas would choke Burys already struggling infrastructure and public services. If the latest 2018 figures are used there will be no need for any release of the greenbelt at all! Bury council now need to put together a local plan based on the latest figures available and submit this to the housing inspector and fast. Take the 3000 houses in the pipeline and the 4365 units left that can go on brownfield plus returning 1000 vacant homes going back into service and we can demonstrate we have the housing need for Bury covered completely without destroying the greenbelt. ***Using the latest 2018 ONS figures would equate to a housing need for Bury of 5702 up to 2037. We can clearly demonstrate this above with numbers equating to 7365 houses that can be built before touching our greenbelt.***